120.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,400 / 772,400
					USE VALUE:	772,400 / 772,400
					ASSESSED:	772,400 / 772,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARUSO PAUL/ETAL	
Owner 2:	CARUSO MARIA	
Owner 3:		
Street 1:	63 MORNINGSIDE DR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,263 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1486 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11263.000	232,400	9,500	530,500	772,400
Total Card	0.259	232,400	9,500	530,500	772,400
Total Parcel	0.259	232,400	9,500	530,500	772,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.78 | /Parcel: 519.7

Legal Description

User Acct 77491

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 120.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,400	9500	11,263.	530,500	772,400	772,400	Year End Roll	12/18/2019
2019	101	FV	186,100	9400	11,263.	530,500	726,000	726,000	Year End Roll	1/3/2019
2018	101	FV	186,100	9400	11,263.	454,700	650,200	650,200	Year End Roll	12/20/2017
2017	101	FV	186,100	9400	11,263.	424,400	619,900	619,900	Year End Roll	1/3/2017
2016	101	FV	186,100	9400	11,263.	363,800	559,300	559,300	Year End	1/4/2016
2015	101	FV	185,200	9800	11,263.	325,900	520,900	520,900	Year End Roll	12/11/2014
2014	101	FV	185,200	9800	11,263.	301,600	496,600	496,600	Year End Roll	12/16/2013
2013	101	FV	185,200	9800	11,263.	287,600	482,600	482,600		12/13/2012

!9305!

PRINT

Date	Time
12/10/20	23:48:08

LAST REV

Date	Time
09/03/19	11:43:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9305

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLD JUNE	1141-547		5/25/1995		266,000	No	No		Y

USER DEFINED

Prior Id # 1:	77491
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/1995	275	Manual	6,000					V/SIDING
7/24/1992	332		7,000					ADD 2-CAR GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Measured	189	PATRIOT
11/13/2000	Hearing Chag	189	PATRIOT
2/16/2000	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11263		Sq. Ft.	Site		0	70.	0.67	4									530,521						530,500	

Total AC/HA: 0.25856 | Total SF/SM: 11263 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 530,521 | Spl Credit | Total: 530,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99991846
Adj $ / SQ:	128.240
Other Features:	95522
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336841
Depreciation:	104421
Depreciated Total:	232420

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

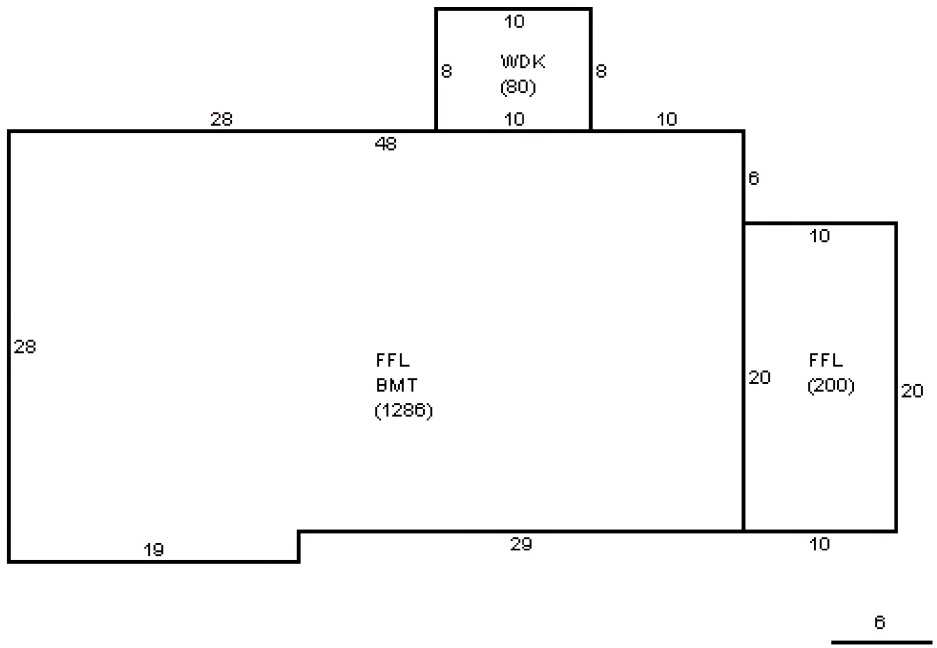
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	81.49
Final Total:	232400	Val/Su SzAd	156.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,486	128.240	190,564
BMT	Basement	1,286	38.470	49,475
WDK	Deck	80	16.000	1,280

Net Sketched Area:	2,852			Total:	241,319
Size Ad	1486	Gross Are	2852	FinArea	1486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X38	A	AV	1980	2.70	T	31.2	101			1,600			1,600
3	Garage	D	Y	1	24X25	A	AV	1980	19.17	T	31.2	101			7,900			7,900

More:	N	Total Yard Items:	9,500	Total Special Featues:		Total:	9,500

IMAGE

AssessPro Patriot Properties, Inc